

SHOUL RURAL COMMUNE DEVELOPMENT PLAN

2015

Location

Shoul, Marrocos

Client

Agence Urbaine
de Rabat-Salé

Scope

Régional, inter-municipal

Nature

Stratégique, réglementaire

Stages

Methodological Strategy

Evaluation and Prospective
Diagnosis

Synthesis of Strategic
Guidelines for Development
and Territorial Planning

Planning Scheme

Plan Implementation
Processes

Presentation of the
Complete Final File of the
Study

Area

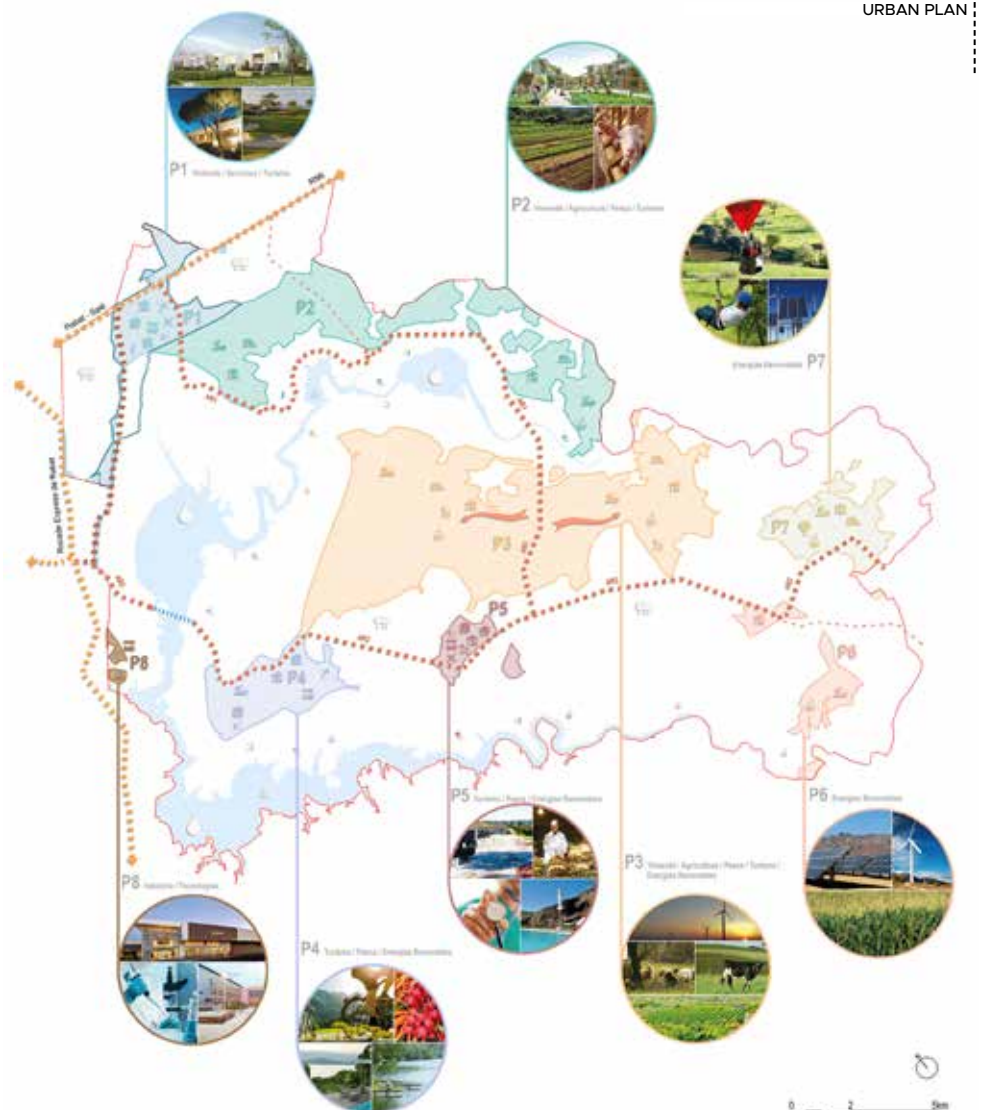
35 974 ha

In a project integrated in the strategic framework of the Préfecture de Salé's global development policy, A1V2 drew up a development plan for the entirety of the Shoul Commune region, comprising an area of 35 974 ha, and an urbanization plan for the commune's urban sectors, which includes an expansion of 876,9 ha to El Arjate. This work took into account the strategic guidelines of the Schéma Directeur d'Aménagement et d'Urbanisme (SDAU).

The rural commune of Shoul is located in the Rabat-Salé-Zemmours-Zaers region, approximately 22 km from Rabat. It is bordered to the north by the rural commune of Sidi

Bouknadel, to the west by the Hssaine and the Oum Azza communes, and to the east and south by the Khémisset province. Its main hub is the town of El Arjate, which also belongs to the conurbation of Rabat-Salé-Témara. This commune is predominantly rural in nature and has a population density of 0.54 inhabitants per hectare.

The commune of Shoul is of high ecological interest due to its vast lands under agricultural exploration, as well as the presence of forests and of the Sidi Mohamed Ben Abdellah Dam. It is oriented towards diverse practices, such as agriculture, tourism, environmental education, leisure and outdoor sports.



URBAN PLAN



SHOUL RURAL COMMUNE
DEVELOPMENT PLAN

Shoul Rural Commune Development Plan

The study proposes coherent spatial planning adapted to local specificities. It aims to ensure the territorial cohesion of the whole and reduce imbalances between the different spaces. Among others, the study has developed strategies to:

- Strengthen certain rural centres as driving focal points within the commune;
- Promote the commercial potential of agriculture and of tourism related to nature;
- Optimise road infrastructure by creating new routes and widening pre-existing roads;
- Elevate the town of El Arjate to the dynamic center of the commune, convenor of an interdependent relationship with the remaining poles.

El Arjate Urbanization Plan

The strategic guidelines for the urban area of the rural commune of Shoul and the town of El Arjate aimed to:

- Promote the value of urban heritage and landscape;
- Regenerate pedestrian spaces, existing green spaces and study new spaces;
- Promote the concept of Arjate as a “Sustainable Commune”, observable in the proposal for a compact town framed by the surrounding environmental structure;
- Promote economic development and employment;
- Strengthen and diversify housing supply.

Works took place from 2011 to 2014, respecting the contracted deadlines and in keeping with customer satisfaction.

EL ARJATE URBANIZATION PLAN

